

WP 3

Urban Development



Baltic Sea Region
Programme 2007–2013

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Partnership Instrument)



Piaseczno
Integrated Urban Energy Optimisation
Municipality of Piaseczno
Janusz Bielicki
NAPE – National Energy Conservation Agency, Poland

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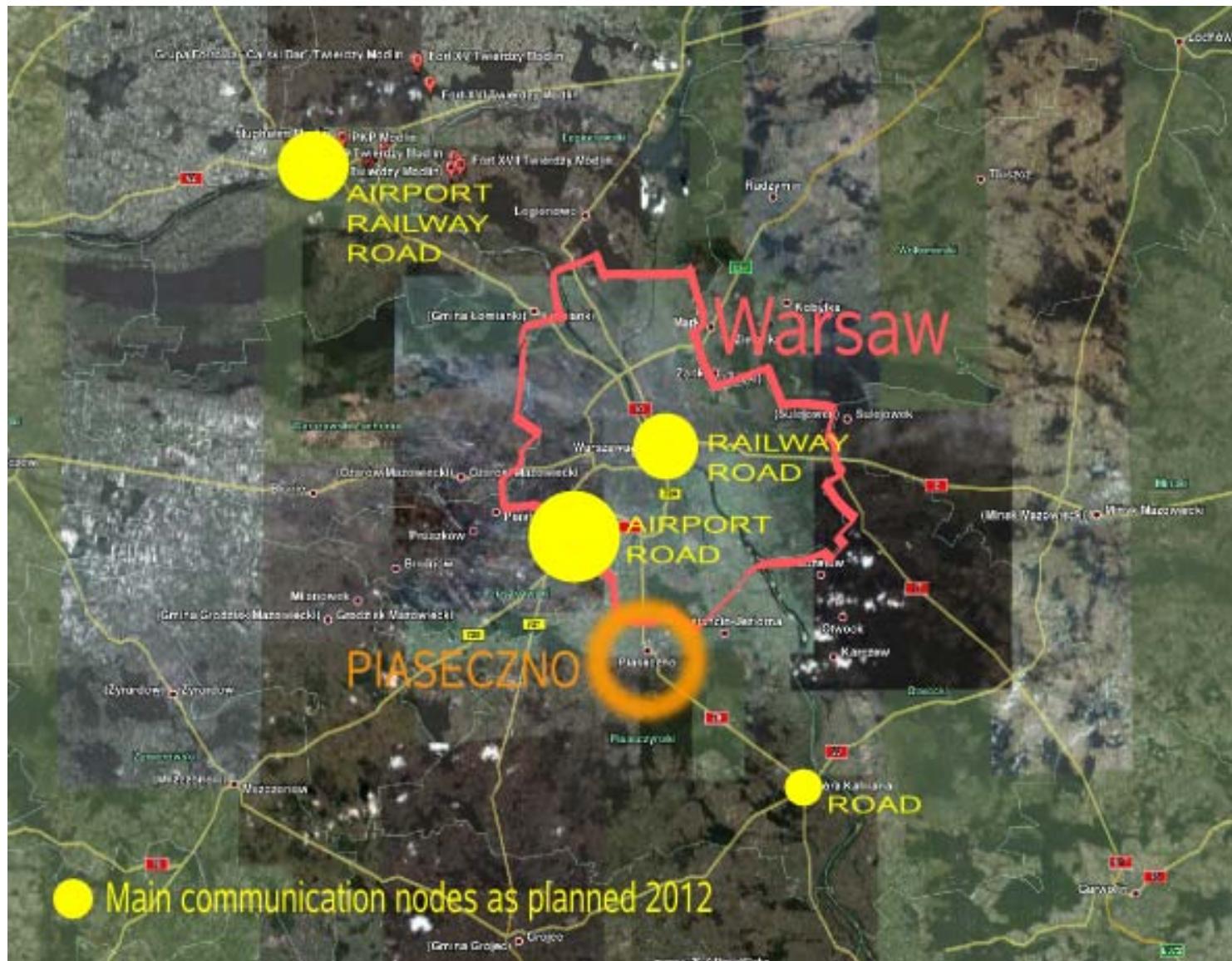
*AID - Architecture & Integrated Design



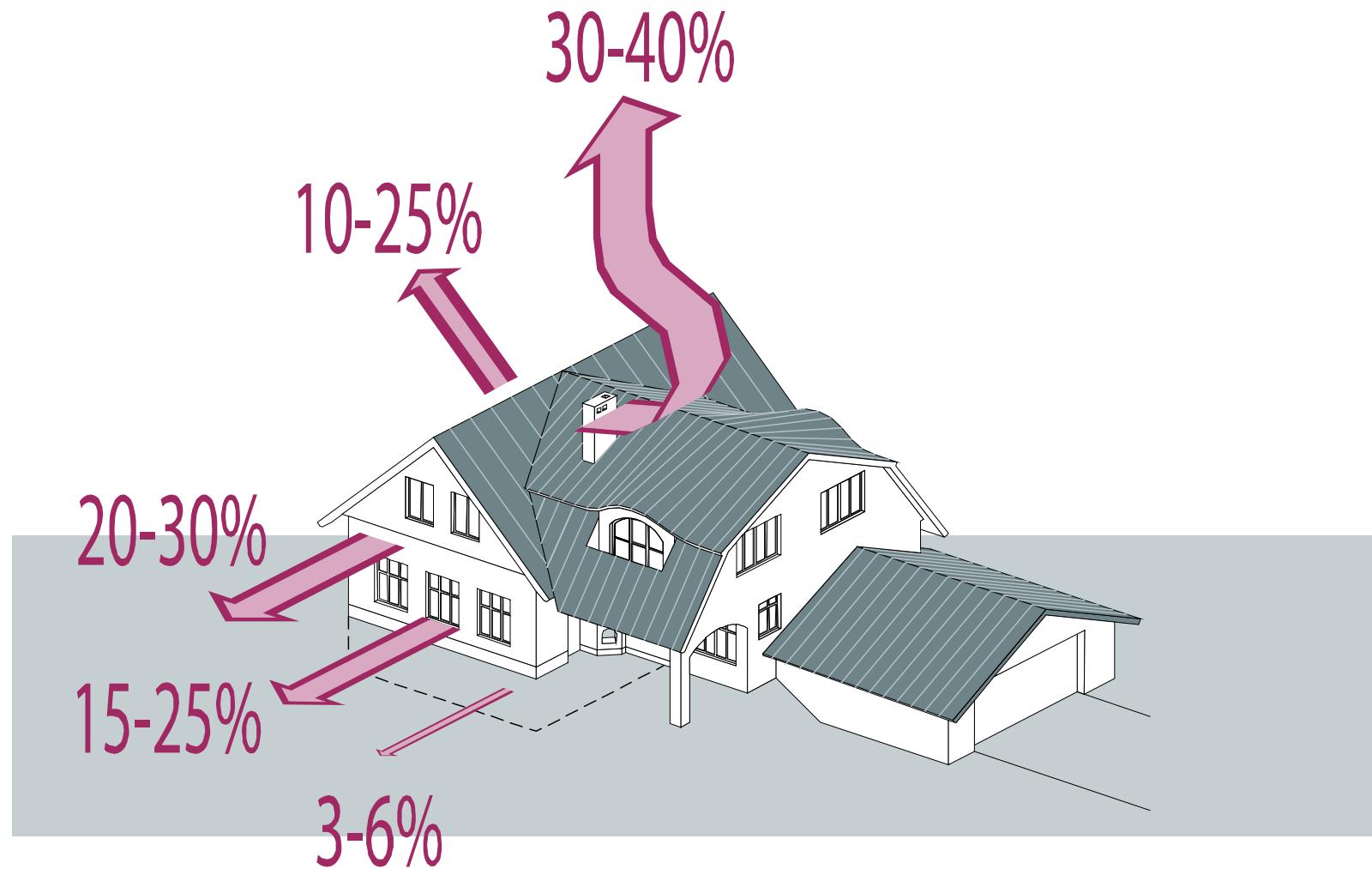
Piaseczno Target Area



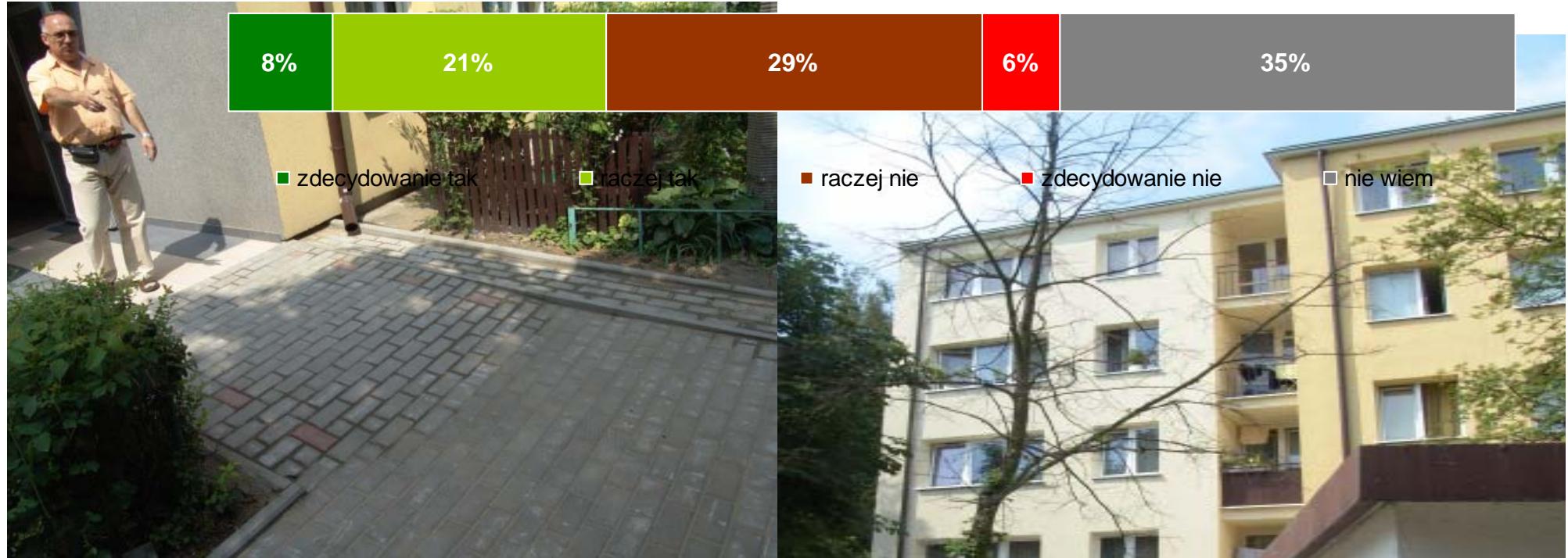
Piaseczno on the regional background



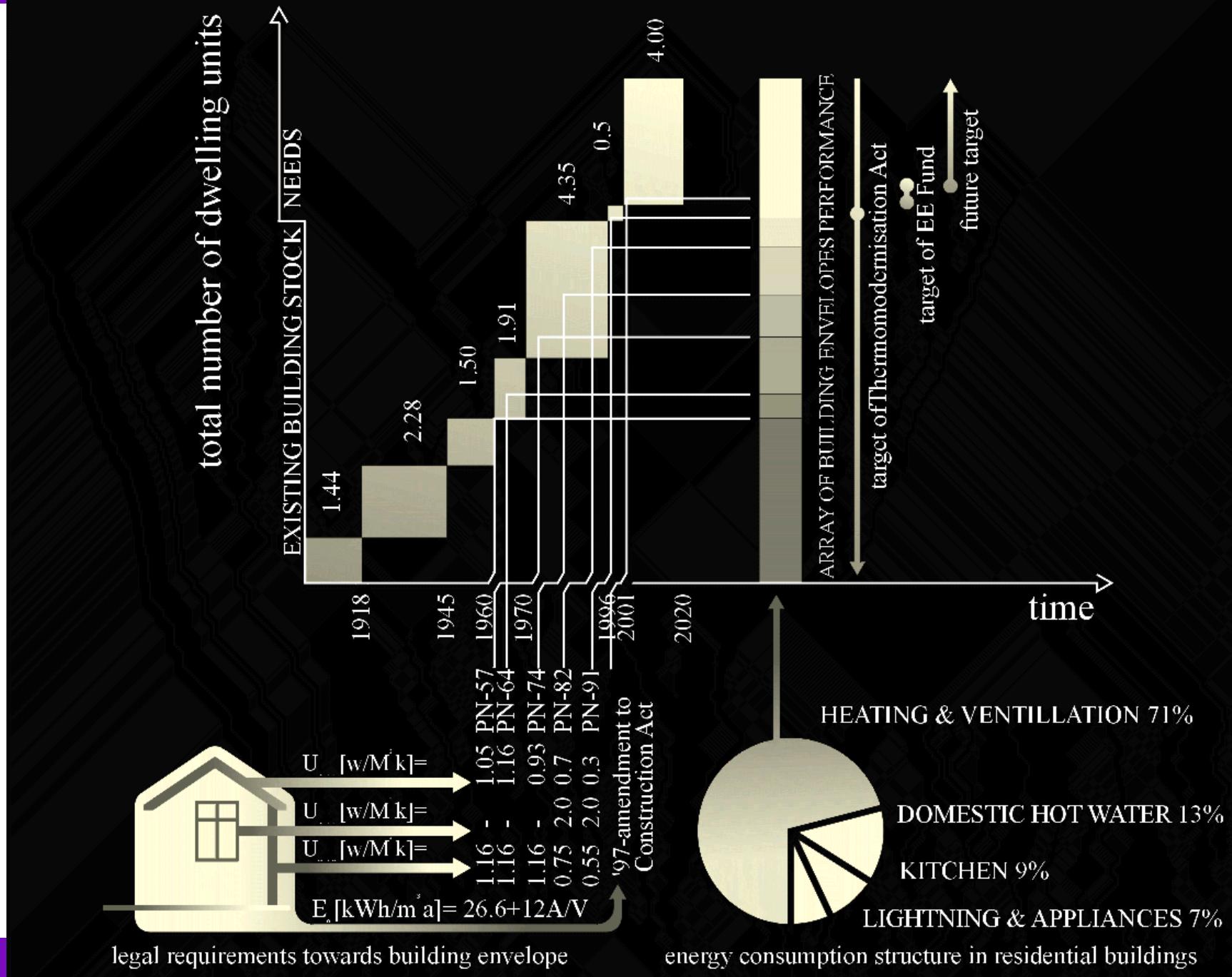
Typical heat loss in buildings in Poland



Thermomodernisation sparks creativity



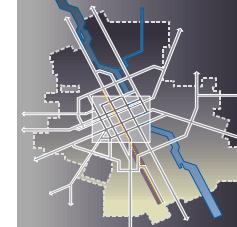
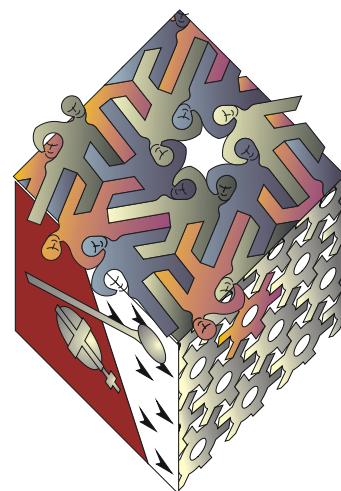
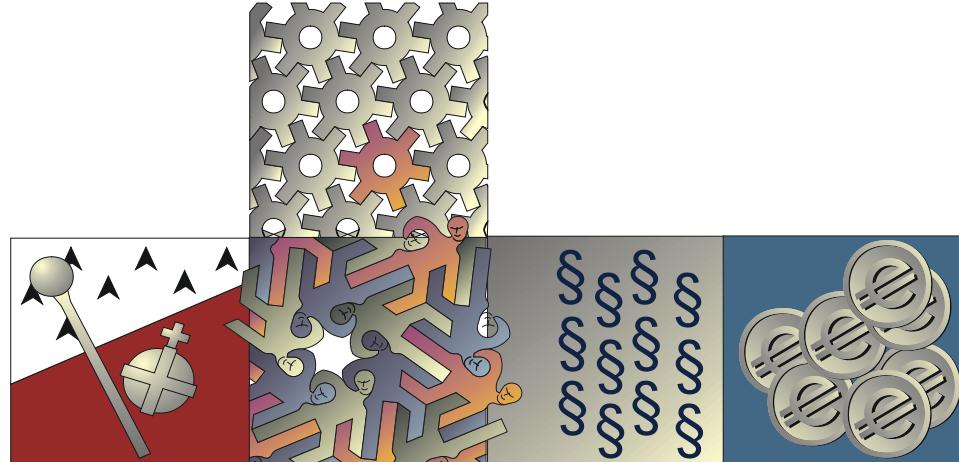
end empowers
local community



Public realm

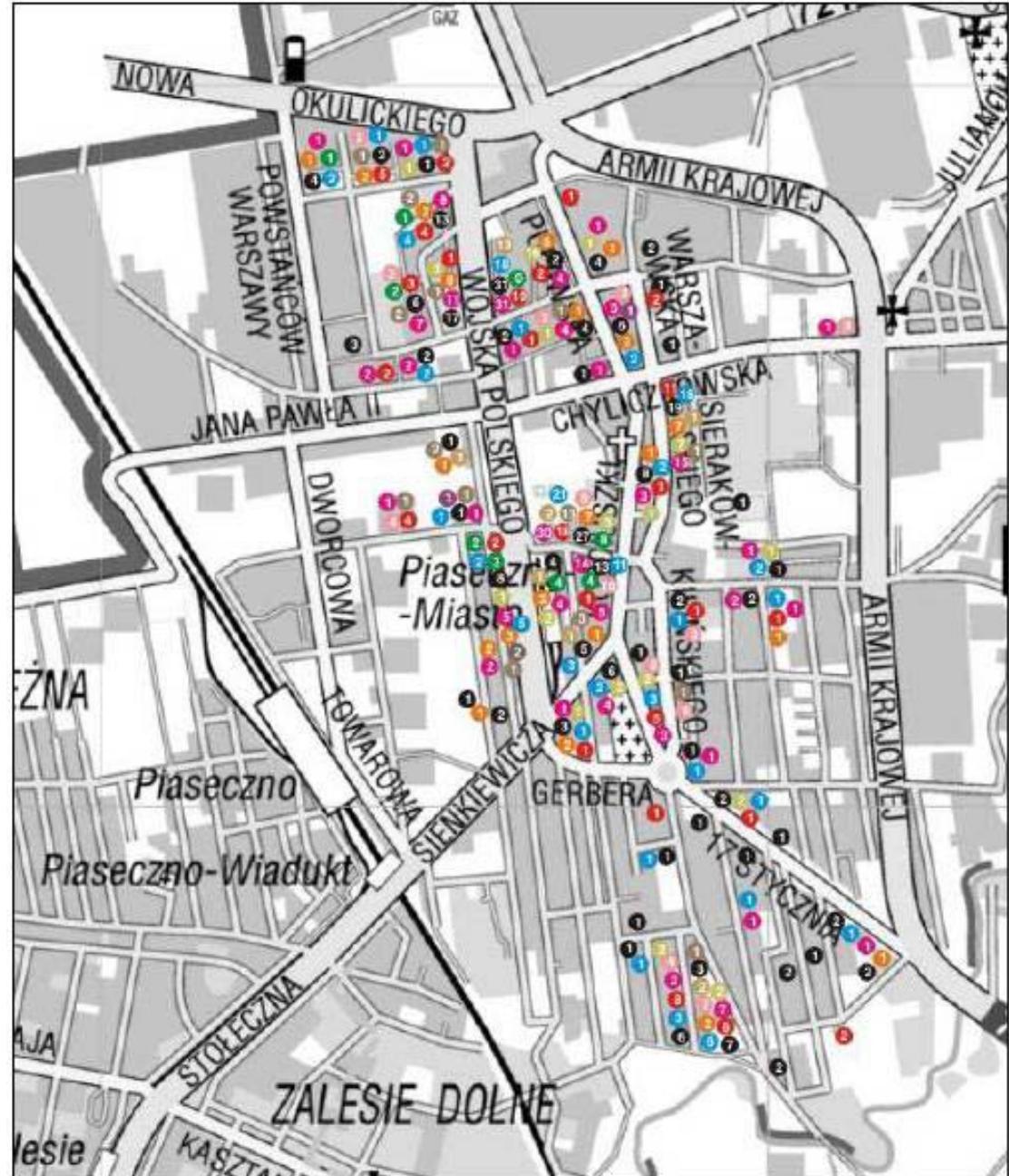
What shapes the city:

- physical structure
- political power
- functional system
- economical system
- common law
- social relations



Tangible

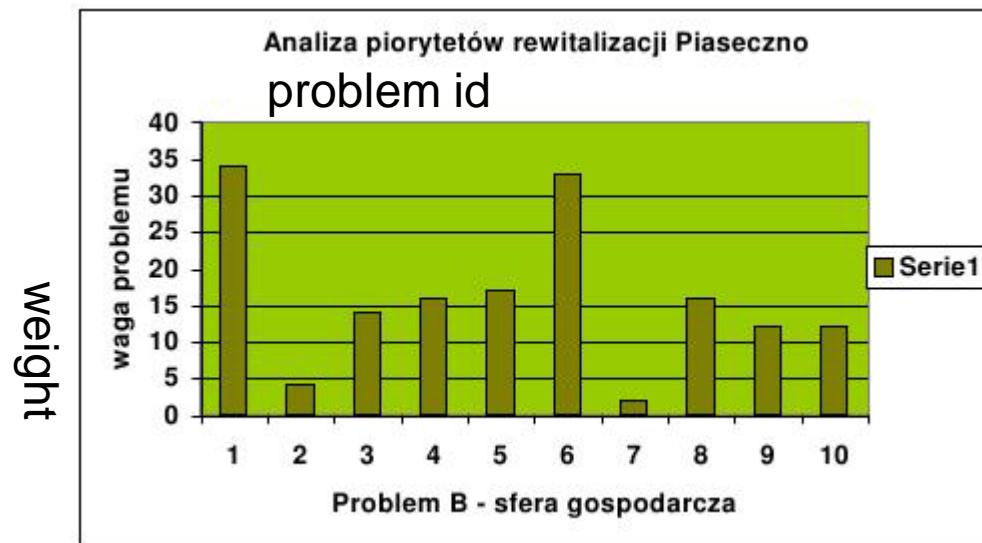
- Manage antisocial behaviours
- Provide high quality amenities for elder people to socialise and activate.
- Modernise DH plant energy source
- Carefully plan threshold investment on old boilerhouse plot



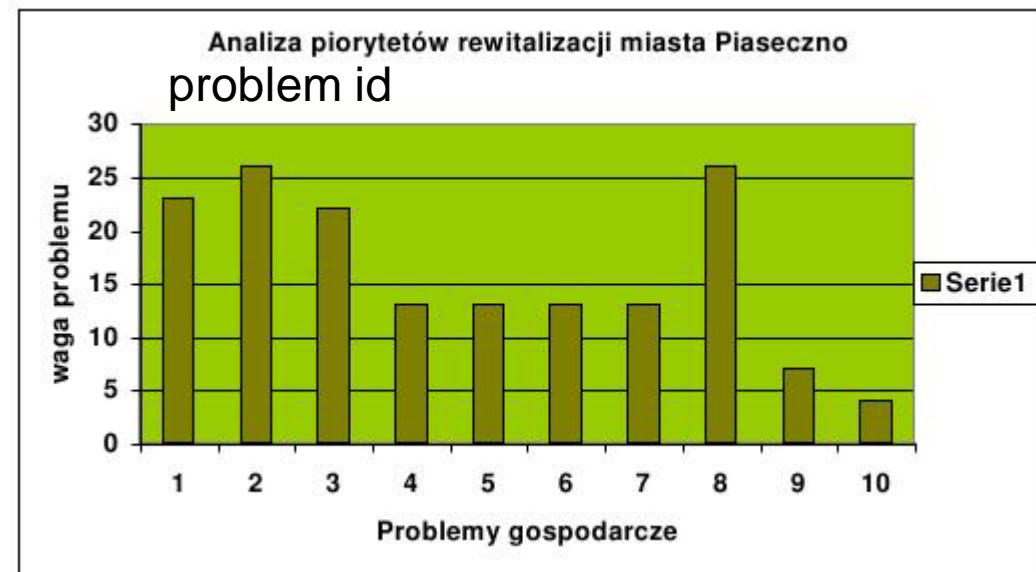
revitalisation priorities analysis in area of economy

Intangible

- Post - SWOT analysis recommendations for economical development of the city
- Top- expert group weighting of proposed measures – first recommendation: “Provide training and know-how to SMEs”
- Bottom – City Council’s weighting – first recommendation: “provide tax releases for SMEs”



experts recommendations



City Concil's voting



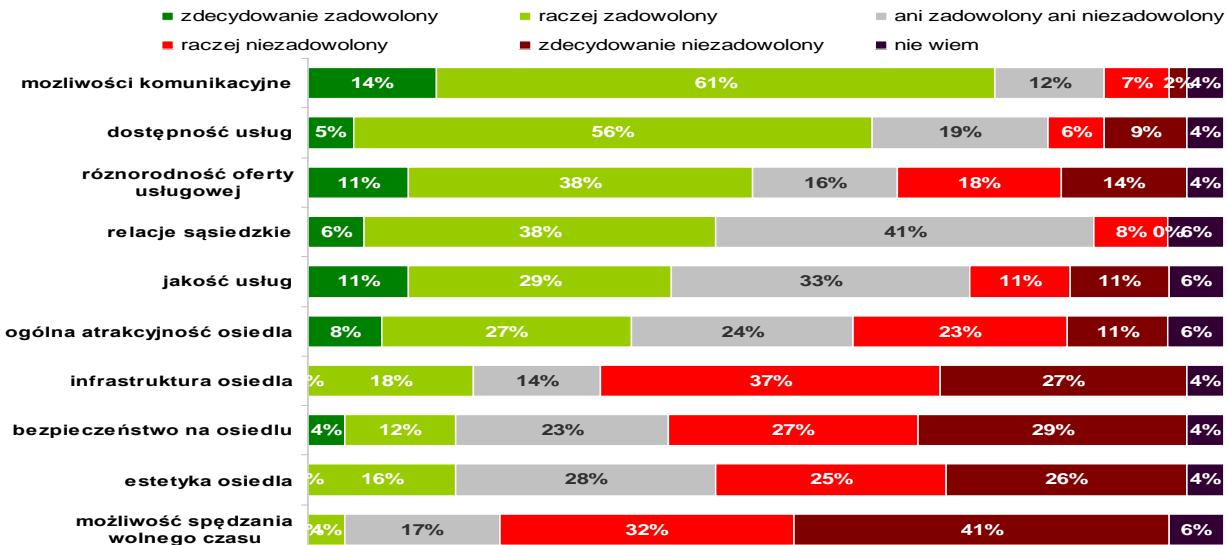
Inhabitant's concerns

- Happy to live in well-serviced area
- Generally willing to improve the quality of their lives
- Seriously feeling bad about the image of their community space.
- Expecting their particular interests to be met by the city magistrate
- Considering repressive solutions for security in the community space
- Feeling uninformed on planned urban development
- Lacking quality leisure and cultural facilities

	satisfied
	rather satisfied
	indifferent
	rather incontent
	incontent
	doesn't know

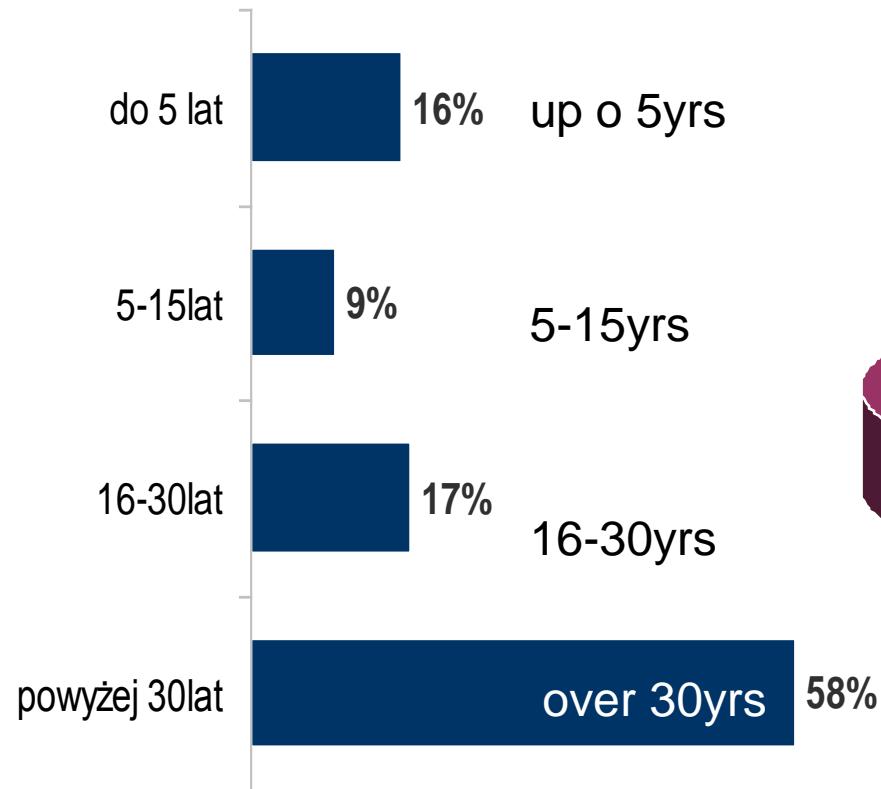
communication
availability of services
diversity of services
quality of interpersonal relations

quality of services
general TA's attractiveness
quality of infrastructure
personal safety
aesthetics
leisure time amenities

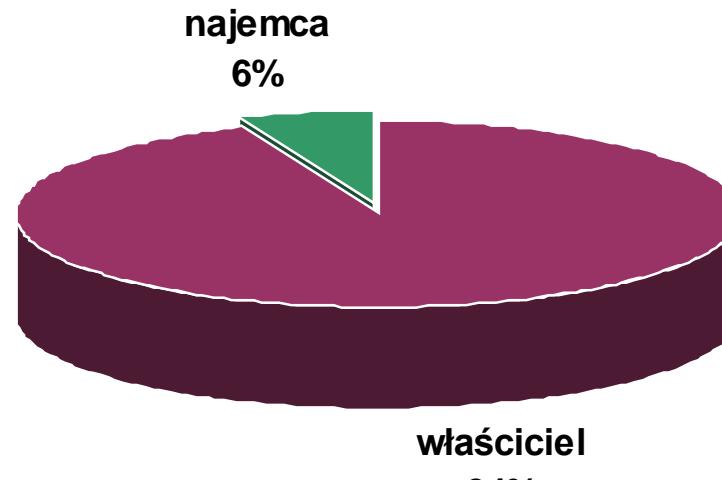


Respondents population profile

Time lived in T.A.



Tenants 6% / Owners 94%



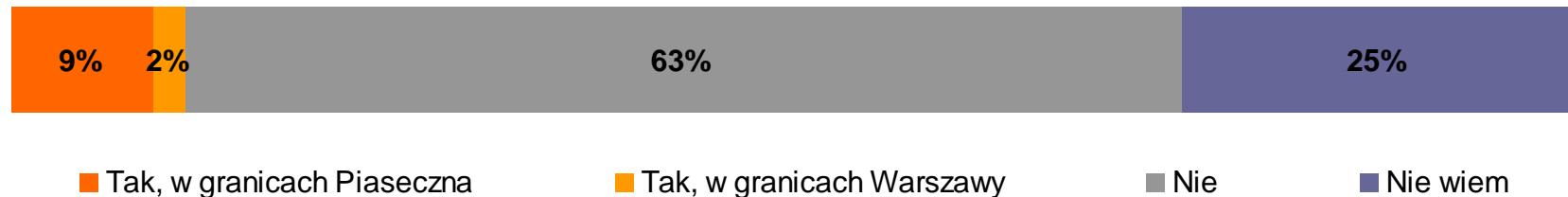
Time lived in T.A. and ownership status correlate with involvement in community's affairs

Podstawa procentowania: cała próba N=95

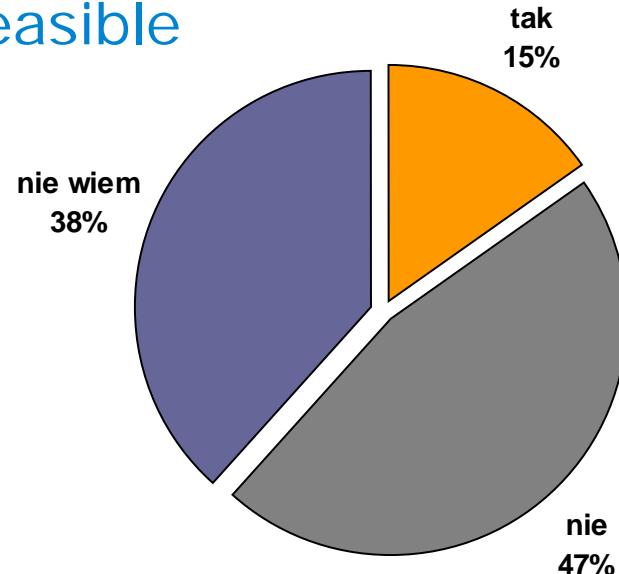


Willingness to move to different place of residence

Podstawa procentowania: cała próba N=95



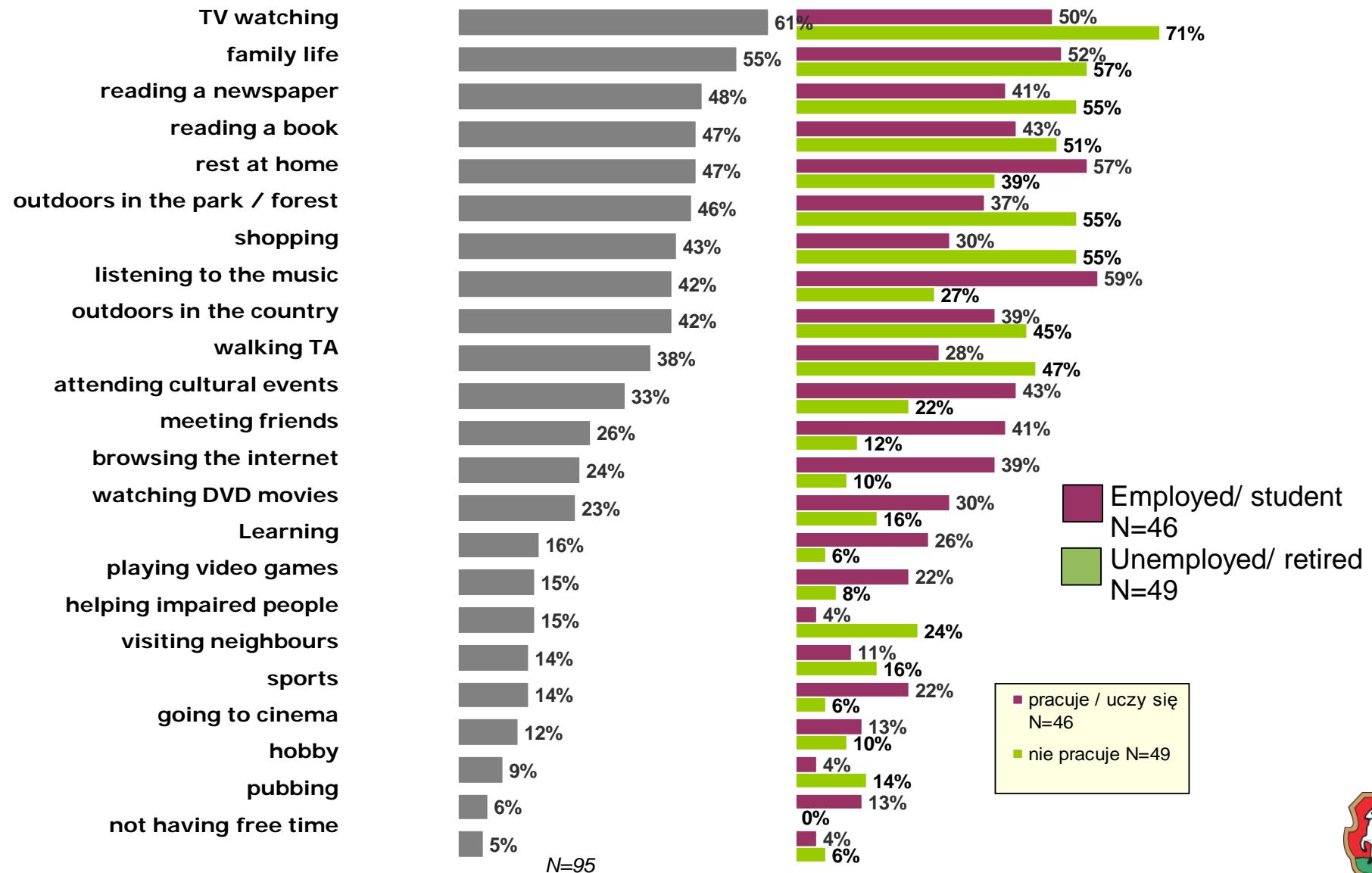
Willingness to move even if it's not economically feasible



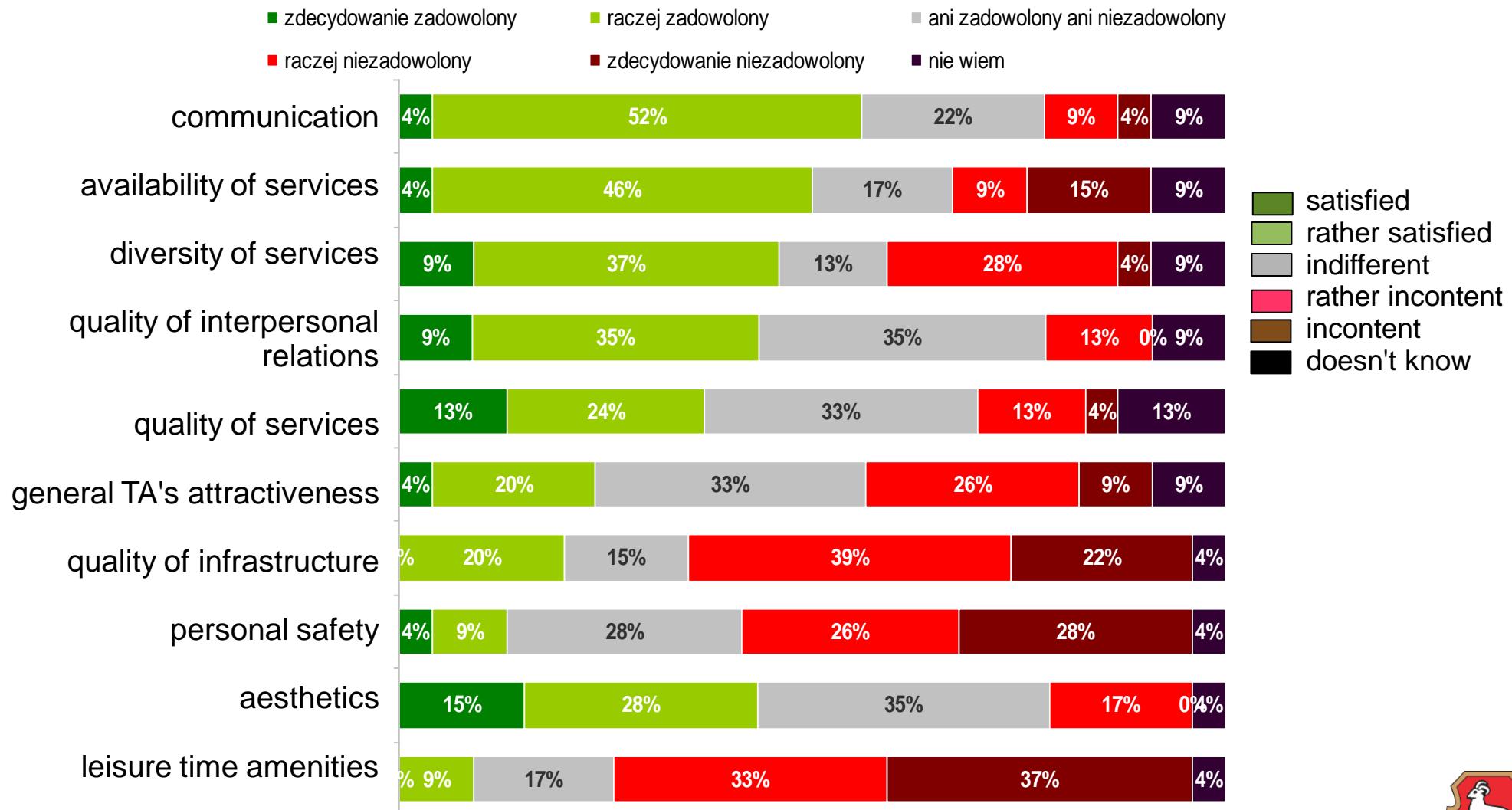
Podstawa procentowania: N=84 ; osoby, które nie planują się wyprowadzić lub nie zastanawiały się nad tym



Preferred forms of spending leisure time



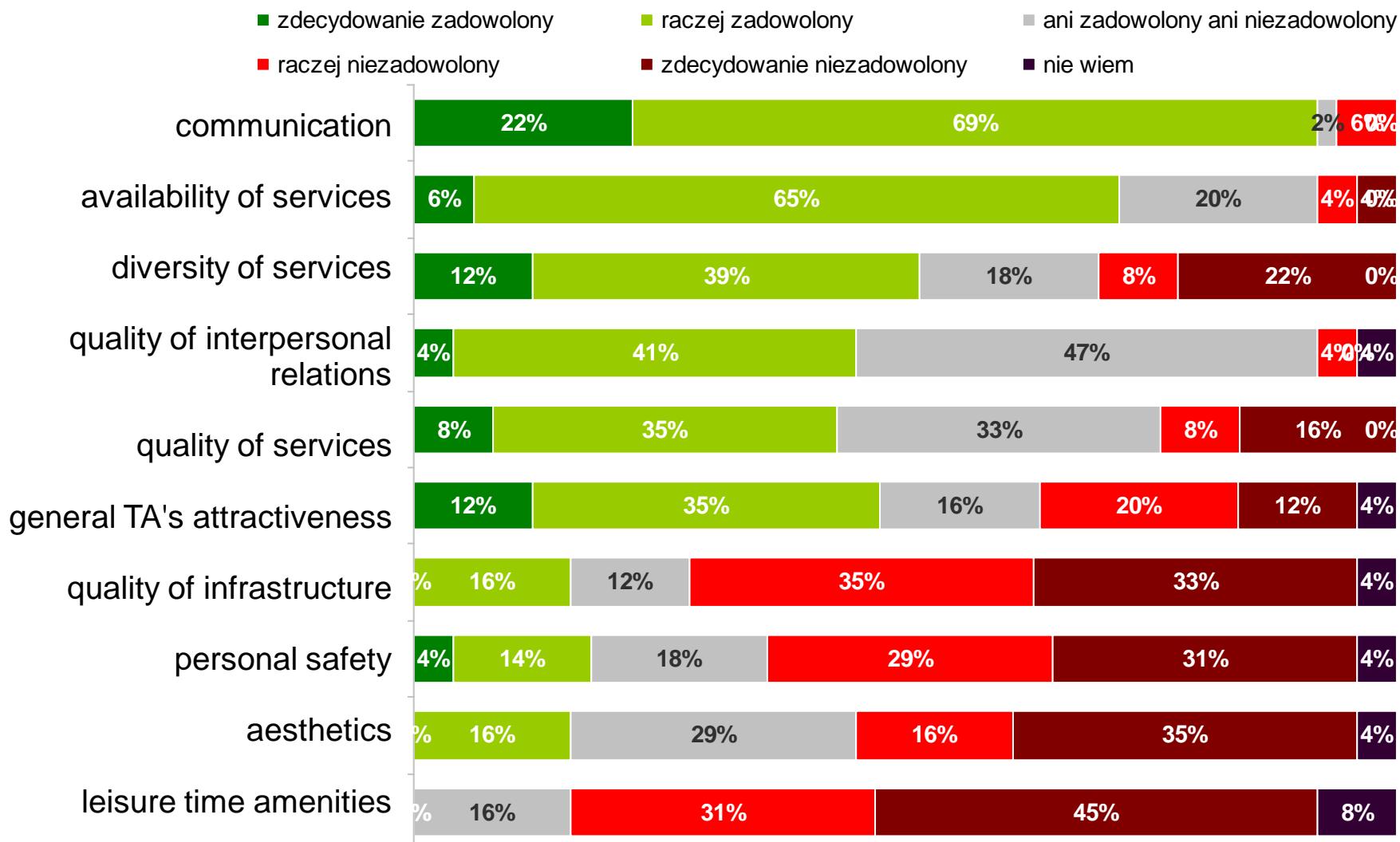
T.A.'s assessment by working people



Podstawa procentowania: N=46 osoby pracujące/uczące się



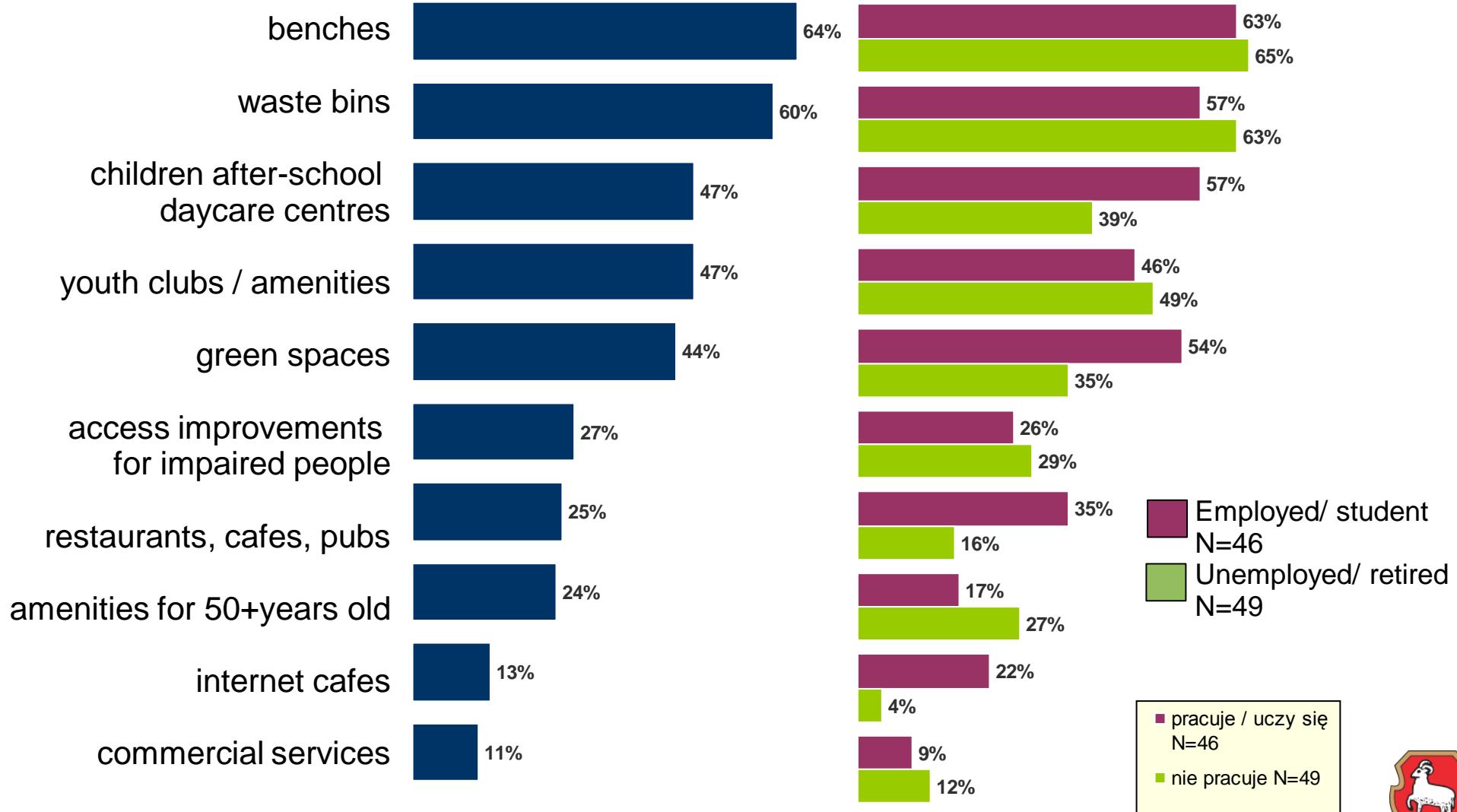
T.A.'s assessment by non-working people



Podstawa procentowania: N=49 osoby nie pracujące



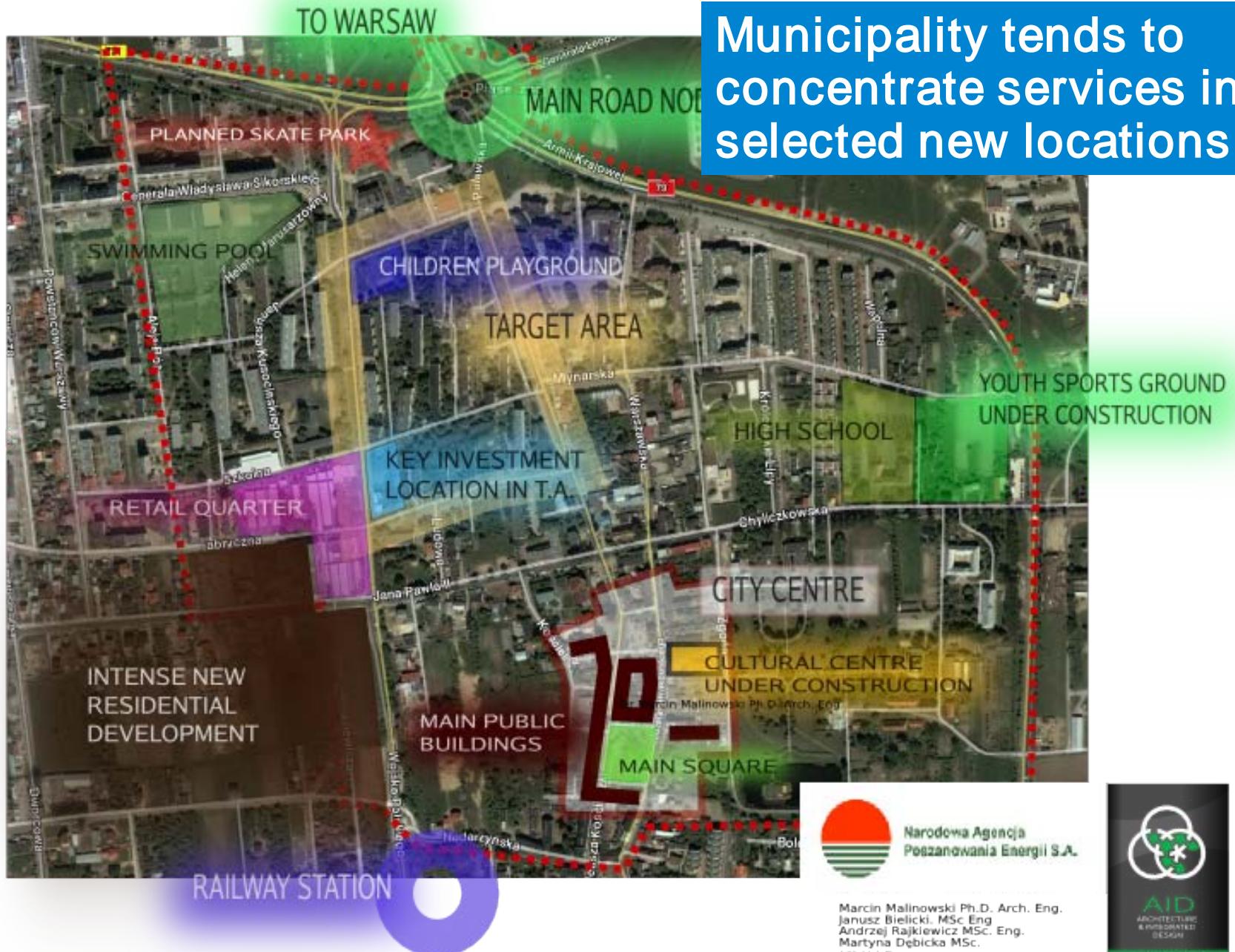
Most demanded features





- 1. Retail shop that attracts aggressive youth
- 2. Solid waste facility to be used as a toilet
- 3. Repressive sign “no football play on premises”
- 4. young children playground
- 5. Uncontrolled tree planting
- 6. Inapprioprate land ownership delimitation
- 7. Community's initiative for taking care for surroundings
- 8. Unused space on underground floors
- 9. Old, inefficient garage design
- 10. Conflicting pressure for parking lots
- 11. Inapprioprate solid waste management
- 12. Thermomodernized buildings
- 13. Degraded plot in key location





Municipality tends to concentrate services in selected new locations



Narodowa Agencja
Rozwoju Energii S.A.
www.narodowaenergia.pl



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Sustainability

- Energy consumption
- Emissions
- Economical aspects
- **Maintenance and operation**
- Environment
- Cultural and Social aspects



Conflict areas requiring action

By design measures

- Redesign vehicle parkings
- Redesign vehicular access
- Redesign technical access (emergency; to infrastructure incl. solid waste collection)
- Integrate the degraded plot into urban structure and function
- Improve amenities with proper lighting, and small architectural features
- Consider design measures to manage safety (lighting, music, camera monitoring)
- Reclaim unused underground floors
- Regulate tree planting
- Access for impaired people

By organizational or social means

- Solid waste management
- DH network management
- Tree planting scheme
- Inter-generational integration
- Engage unemployed in community services
- Engage elders innto community life (3rd age universities, mutual services)
- Improve information on communal life
- Educate building owners on proper maintenance and operation



Integrated design issues

- It is not clear how to legally develop revitalisation projects. Initiative taken by municipality may pose a risk of attack on transparency of the process involving public-private partnership.
- Some form of consortium of real estate managers / operators seems to be necessary to match services to spatial delimitation e.g. waste management in T.A.
- Financing plays a key role in all investments, therefore a proper scheme shall be adopted with long-term returns in view.
- Maintenance and operation shall be monitored.

